

THOMPSON-LISTON
ASSOCIATES, INC.

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EXHIBIT 1d.

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AUG - 9 2017

PLANNING BOARD
GRAFTON, MA

August 9, 2017

Michael Scully, Chairman
Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

Re: Modification of Special Permit and Site Plan Approval
73/81 Creeper Hill Road
Applicant and Owner: Colorio Realty, LLC

Dear Mr. Scully:

At its hearing on March 13, 2017, the Board voted, unanimously, to grant a Special Permit and Site Plan Approval to the proposed construction of an addition to the existing facility at this address.

On behalf of the Applicant and Owner, Colorio Realty, LLC, I request that the Board please modify that Special Permit and Site Plan Approval to reference the Site Plans we are submitting today.

Enclosed are ten copies of a Site Plan of Land for Building Addition at 81 Creeper Hill Road, dated August 8, 2017. The reason for this request is that the Applicant proposes to eliminate a retaining wall that was to be installed north of the proposed addition and move in ground detention/infiltration east of the proposed addition rather than north of it while addressing the removal of total suspended solids from driving aisle runoff with a Contech CDS stormwater filtration unit rather than a "Tree Box" installation.

We also propose to eliminate any roof over the proposed dumpster and to make a 15'x20' addition to the north side of the proposed addition to accommodate possible future expansion to that side. No other changes are proposed to the building addition previously reviewed.

As was the case with the previous Plans reviewed by the Board, we are requesting a waiver from the usual requirement for the provision of parking. As we note in the parking calculation on sheet D6 of the Site Plans, the site will become closer to compliant with section 4.2 of the Zoning Bylaw but will not meet its provisions. However, the applicant has operated this facility for many years and the amount of parking on site has been and will continue to be adequate.

Request to Amend a Special Permit and Site Plan Approval
Applicant: Colorio Realty, LLC
81 Creeper Hill Road, Grafton, MA
August 9, 2017

Enclosed herewith are the following documents and plans:

- 10 copies of the Site Plan of Land for Building addition dated 8-8-17
- 10 copies of the Application for Modification of a Special Permit & Site Plan Approval
- Checks to the Town of Grafton for \$100 and \$65.
- 10 copies of the waiver request letter.
- 10 copies of the Certified List of Abutters
- 10 copies of the Certificate of Good Standing
- 3 copies of the Drainage Report dated 8-8-17
- A compact disc with electronic copies of all these documents

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**PLANNING BOARD
GRAFTON, MA**

I ask that the Board please schedule a public hearing to consider this request. If you have any questions, please contact me at 508-869-6151. Thank you, in advance, for your time and consideration.

Sincerely,

THOMPSON-LISTON ASSOCIATES, INC.



James Tetreault, PE, CPESC

Enclosures

Cc : Colorio Realty, LLC